

Before the Board of Zoning Adjustment, D. C.

Application No. 11541, of Bonini Corporation, pursuant to Sections 8207.2 and 8207.11 of the Zoning Regulations for a special exception to construct 13 row houses as provided by Section 3105.42 of the regulations and a variance from the FAR requirements of Section 3302 in the R-5-A District located at Bonini Road, S. E., and Southern Avenue, S. E., to Barnaby Road, S. E., Parcel 238/32, Square 6250.

HEARING DATE: January 16, 1974

EXECUTIVE SESSION: February 21, 1974

FINDINGS OF FACT:

1. The subject property is presently unimproved.
2. Reports submitted as required by the regulations, by Department of Highways and Traffic, the Assistant to the Mayor for Housing Programs and the National Capitol Planning Commission recommended the approval of the proposed development.
3. The report submitted by the Zoning Commission Planning staff as required by the regulations, recommends approval of the proposed development.
4. A report submitted by the D. C. Board of Education as required by the regulations, established the fact that existing and planned area schools are able to accomodate numbers of students that will reside in the proposed development.
5. The applicant and the Department of Highways and Traffic have agreed that the applicant shall dedicate one foot of the subject property adjoining Bonini Road, S. E., to Bonini Road, and create a ten foot easement established for sidewalk and tree space on said property.
6. The applicant requests a variance from the R-5-A floor area ratio.
7. The proposed 21 foot wide houses would be located on 1685 square feet lots, after construction of the proposed development.
 - a. Based upon the size of the proposed row houses, the 0.9 FAR would require 1800 square feet per subdivided lot.

8. The proposed row houses contain ground level garages.

CONCLUSIONS OF LAW:

Based upon the above Findings of Fact, the Board is of the opinion that strict application of the Zoning Regulations would create a hardship on the applicant. All reports submitted recommend the proposed development which would increase the availability of owner occupied houses in the District of Columbia. The subject property is presently unimproved and the proposed development should benefit the neighborhood. The Board concludes that the granting of this application will not substantially impair the purpose and intent of the Zoning Regulations.

ORDERED:

That the above application be GRANTED on the condition that no building permits be issued until one (1) foot of the subject property is dedicated to widen Bonini Road and the ten (10) feet building restriction line Covenant is recorded creating an easement of 10 feet on the property adjoining Bonini Road, S. E. for side-walks and tree space.

VOTE: 3-1-0 (Lilla Burt Cummings, Esq., dissenting, Mr. Harps absent, not voting.)

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED By: James E. Miller
JAMES E. MILLER
Secretary to the Board

FINAL DATE OF ORDER: MAR 27 1974

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.

BEFORE THE BOARD OF ZONING ADJUSTMENT, D. C.

Application No. 11541, (AMENDMENT) of Bonini Corporation, pursuant to Sections 8207.2 & 8207.11 of the Zoning Regulations, for a special exceptions to construct 13 row houses as provided by Section 3105.42 of the regulations and a variance from the F.A.R. requirements of Section 3302 in the R-5-A District located at Bonini Road, S.E., and Southern Avenue, S.E., to Barnaby Road, S.E., Parcel 238/32, Square 6250.

HEARING DATE: January 16, 1974

EXECUTIVE SESSION: February 21, 1974 & September 24, 1974

ORDERED:

THAT THE ABOVE APPLICATION BE, AMENDED, TO ALLOW UNIT SIX (6) TO BE MOVED FORWARD IN LINE WITH UNITS ONE (1) THROUGH FIVE (5). This will permit consolidation of the entry porches for units five (5) and six (6) and it will also provide a deeper rear yard for unit six (6), the modification of the previously approved plans are shown on the revised plans dated September 19, 1974, and described as Job No. 664, Drawn by R. J. P., Dated August 26, 1974.

VOTE:

3-0 (Mr. Klauber and Lilla Burt Cummings, Esq., not voting not having heard the case.)

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY: James E. Miller
JAMES E. MILLER
Secretary to the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.

FINAL DATE OF ORDER: **SEP 30 1974**